

ENOGH CITY COUNCIL NOTICE AND AGENDA

September 2, 2015 at 6:00pm

City Council Chambers

City Offices, 900 E. Midvalley Road

- 1. CALL TO ORDER OF REGULAR COUNCIL MEETING**
 - a. Pledge of Allegiance-**
 - b. Invocation-Audience invited to participate-**
 - c. Inspirational thought on Freedom-**
 - d. Approval of Agenda for September 2, 2015-**
 - e. Approval of Minutes for August 19, 2015-**
 - f. Conflict of Interest Declaration for this agenda-**
- 2. APPOINT NEW MEMBER TO PLANNING COMMISSION**
- 3. PUBLIC HEARING REGARDING APPLYING FOR CIB FUNDING FOR CULINARY WELL COMPLETION**
- 4. DISCUSS/TAKE ACTION ON TREE COMMITTEE GRANT-Daniel Allen**
- 5. DISCUSS/TAKE ACTION ON SALE OF SURPLUS PROPERTY**
- 6. DISCUSS SIGN ORDINANCE**
- 7. ORDINANCE NO. 2015-09-02 AN ORDINANCE AMENDING THE ENOGH CITY CODE OF REVISED ORDINANCES, CHAPTER 10-449 AND CHAPTER 8-300 REGARDING SIGNS ON PUBLIC PROPERTY**
- 8. ORDINANCE NO. 2015-08-05-B AN ORDINANCE AMENDING THE ENOGH CITY ZONING ORDINANCE, CHAPTERS 17 AND 18 TO FURTHER DEFINE REQUIREMENTS IN COMMERCIAL ZONES**
- 9. DISCUSS AND TAKE ACTION REGARDING RAVINE ROAD**
- 11. PUBLIC COMMENTS**
- 12. CORRESPONDENCE**
- 13. COUNCIL/STAFF REPORTS**
- 14. CLOSED EXECUTIVE SESSION REQUESTED-(Requires a roll call vote w 2/3 majority)**
- 15. ADJOURN**

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should call the City Offices at 586-1119, giving at least 48 hours advance notice. Meetings of the Enoch City Council may be conducted by electronic means pursuant to Utah Code Annotated, Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to the Enoch City Code of Revised Ordinances, Chapter 3-500, regarding meeting procedures including electronic meetings. **CERTIFICATE OF DELIVERY**

I certify that a copy of the forgoing "Notice and Agenda" was delivered to each member of the City Council, faxed to "Cedar City Daily News" at 586-7471, posted on the Enoch City website, on the City Office door and published on the Utah Public Meeting Notice website on 8-27-15.

 8-27-15
Julie Watson, Recorder Date

مجلسه ۱۳۴۴

MINUTES
ENOCH CITY COUNCIL
August 19, 2015 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

Members present:

Mayor Robert Rasmussen
Council Member Destry Griffiths-phone
Council Member Steve Johnson
Council Member Kirk Lovell
Council Member Gary Wilcken
Council Member Mike Olenslager

Staff present:

Julie Watson, Recorder
Dan Jessen, Treasurer
Gary Kuhlmann, City Atty.
Earl Gibson, Public Works
Jackson Ames, PD Chief
Robert Dotson, City Manager

Public present: Michelle & Donna Pritchard, Ken & Carolyn Bauer, David Harris, Michael O'Rourke, Debra Ley, Shawn Stoor, Worth Grimshaw, Melanie Johnson, David Benkert Sr., J.D. Frisby and Carolyn Olenslager

1. CALL TO ORDER OF REGULAR COUNCIL MEETING-By Mayor Rasmussen at 6:00pm. He welcomed the audience.

- a. **Pledge of Allegiance-**Led by Council Member Olenslager
- b. **Invocation-**Audience invited to participate-Given by Ken Bauer
- c. **Inspirational thought on Freedom-**Given by Council Member Johnson
- d. **Approval of Agenda for August 19, 2015-Council Member Wilcken made a motion to approve the agenda. Motion seconded by Council Member Johnson and all voted in favor.**
- e. **Approval of Minutes for August 5, 2015-Council Member Olenslager made a motion to approve the minutes. Motion seconded by Council Member Lovell and all voted in favor.**
- f. **Conflict of Interest Declaration for this agenda-**none stated

2. CANVASS PRIMARY ELECTION

The City Recorder recapped the election results. Mayor Rasmussen asked for a motion to accept the final results. **Council Member Lovell made a motion to accept the results of the Primary Election held on August 11, 2015. Motion was seconded by Council Member Olenslager and all voted in favor.**

3. SET A PUBLIC HEARING FOR APPLICATION FOR CIB FUNDING OF CULINARY WELL AND COMPREHENSIVE DRAINAGE PLAN

Mayor Rasmussen asked if there was more discussion noting we are required to hold public hearings before we apply to CIB in October. City Manager Dotson said before we hold a public hearing we have to have a dollar amount we will be requesting for our funding so we can determine if we are able to meet the 50% match. Currently we are still discussing what "comprehensive" drainage plan means. Previous plans are not comprehensive because they do not say what we will build. He gave examples of things drainage plans typically cover adding we are trying to determine what we will specify in this new plan. He added our policy is what needs to change first. There is no requirement that a new subdivision has to detain or retain their storm water. Our Subdivision Ordinance says you have to bring in plans to show how storm water will flow at time of construction and how it will be at time of build out but nothing addresses measures to slow or retain storm water so we need to look at that. City Manager Dotson said our

City Engineer is involved in this discussion and it all comes back to policy. Are we going to require retention or require curb, gutter, and sidewalk and at what point do we do that. He said we are trying to develop three options and suggests setting the public hearing for September 16th so we have time to get some suggestions and a dollar figure. We would like to bring the suggestions at the next meeting with options for a comprehensive plan. Council Member Wilcken said he is over drainage and wants to be involved in the discussion. He added we do have limited funds so that sets some limits in itself. The other item we are applying for funding for is the new culinary well and we are almost ready with our cost to finish that. City Manager Dotson said it might be better to have two separate public hearings. Mayor Rasmussen asked for a motion. **Council Member Wilcken made a motion to set a public hearing for the culinary well funding on September 2, 2015 and to set the public hearing for the comprehensive drainage plan funding on September 16th. The motion was seconded by Council Member Johnson and all voted in favor.**

4. ORDINANCE NO. 2015-08-19 AN ORDINANCE AMENDING THE ENOCH CITY CODE OF REVISED ORDINANCES TITLE 10-000, FIRE, HEALTH, SAFETY AND WELFARE & CHAPTER 13-1000 OFFENSES AGAINST PUBLIC HEALTH AND SAFETY & CHAPTER 9-600 OTHER BUILDINGS OR CONSTRUCTION CODES

Mayor Rasmussen asked for discussion. City Manager Dotson explained some changes to the wording in the "Whereas" clauses including references to the Declaration of Independence which Council Member Johnson had favored. He explained that wording in the "whereas" clauses is the justification for the changes to the ordinance. He said part of the changes refer to State Code as was suggested by Council Member Griffiths. In regard to dangerous buildings we lengthened the time frames to 90 days as a more realistic time for mitigation.

Council Member Wilcken said as he reads this he is aware of three homeowners in his neighborhood that have homes that have been gutted or half torn down. He expressed concerns with putting the City in a position to have to do something adding these folks would never be able to pay for mitigation. City Attorney Kuhlmann said there is discretion in the ordinance and the City is not required to act.

There was more discussion of other details such as blocking surface storm water. Non-compliant owners are subject to abatement. Some penalties were changed to be less severe and escalating with multiple infractions. City Attorney Kuhlmann concurred this is a good ordinance and more enforceable. Weeds are everywhere so only weeds defined as noxious as determined by the State will be dealt with. Council Member Wilcken said he appreciates the efforts to simplify and make the ordinance clear. Council Member Johnson said he was happy with the changes but it does not go as far as he would like. Mayor Rasmussen asked for a motion. **Council Member Wilcken made a motion to pass Ordinance No. 2015-08-19, an ordinance amending the Enoch City Code of Revised Ordinances Title 10-000, Fire, Health, Safety and Welfare & Chapter 13-1000 Offenses against Public Health and Safety & Chapter 9-600 other Buildings or Construction Codes with changes as noted. Council Member Lovell seconded the motion and a roll call vote was held as follows:**

Council Member Griffiths-yes	Council Member Olenslager-yes
Council Member Johnson-no	Council Member Wilcken-yes
Council Member Lovell-yes	Motion passed 4 to 1

5. DISCUSS SIGN ORDINANCE WORDING

City Manager Dotson said he was assigned to get new wording and in reviewing the Supreme Court decision it presents some challenges. He read from the decision saying it essentially means we cannot have any content based law targeting speech. He added most cities

laws are non-compliant now. We have no place to go with this until court challenges come up and the law is further interpreted. With the Council action in the last meeting we have no regulation over what can be placed in the public way. Council Member Wilcken asked about safety concerns from signs blocking the view of traffic and that is covered elsewhere. City Attorney Kuhlmann said we can regulate those other things but not content.

Council Member Wilcken said a resident talked to him with concerns about signs in the public right-of-way which he mows by his house. When someone comes and puts up a sign in that right-of-way people think he is supporting that person and he takes exception to that. The property in front of his house is public property and how do we protect against that happening. Council Member Johnson said the property owner should be able to pull the sign. City Manager Dotson said that could be dealt with by communication between the candidate and the homeowner. We try to cover of worst case scenarios in the law.

Council Member Wilcken said he would like to drop the whole sign ordinance. City Attorney Kuhlmann said we will have no say whatsoever in what and where things are put up and he does not recommend that. City Manager Dotson asked the Council if they want this back on the agenda for the purpose of rescinding the remainder of the sign ordinance. Council Member Wilcken suggested we get rid of it all until such time as we have a problem. City Manager Dotson said what is left in the ordinance refers to handbills in the context of preventing littering. Council Member Olenslager thinks we need to regulate the placement of some things. City Manager Dotson said commercial signs are covered in the commercial zoning ordinance. Council Member Wilcken said the other option is we regulate all signs and someone has to police that. We do not have the will to do that. No action was taken. This will be on the next agenda.

6. PUBLIC COMMENTS

Carolyn Bauer said she is in favor getting rid of sign ordinance.

7. CORRESPONDENCE-City Manager Dotson he was contacted by an SUU intern asking for help with a survey on recycling. They asked for Council input and he will forward the email.

8. COUNCIL/STAFF REPORTS

Council Member Wilcken asked about the status of Half Mile Road paving. City Manager Dotson said Ashdown Brothers is starting on the south end of Half Mile next week. Council Member Wilcken said in public comments at the last meeting one citizen was rather disrespectful of the PD and he disagreed with that and wanted to express support for them.

Earl Gibson said the crew will be paving and patching roads next week.
There were no other comments.

9. CLOSED EXECUTIVE SESSION REQUESTED-(Requires a roll call vote w 2/3 majority)

Mayor Rasmussen asked for an executive session to discuss litigation. **Council Member Wilcken made a motion to adjourn the regular meeting and go into an executive session. Motion was seconded by Council Member Lovell and a roll call vote was held as follows:**

Council Member Griffiths-yes

Council Member Olenslager-yes

Council Member Johnson-yes

Council Member Wilcken-yes

Council Member Lovell-yes

Motion passed unanimously

10. ACTION FROM EXECUTIVE SESSION-none

11. ADJOURN-The regular meeting ended at 6:45pm.

Julie Watson, Recorder

Date

Enoch City Council Meeting
August 19, 2015

ENOCH CITY COUNCIL APPLICATION

All applications for review must be turned in to the Enoch City Office by the Wednesday prior to the week of the meeting. **MAP REQUIREMENTS:** 14 copies of an 11"x 17" and 2 full size 24"x 36" copies. These must be turned in with the application. All applicants are urged to confer with City Staff prior to submission of any application.

APPLICANT NAME Daniel Allen, Urban & Community Forester

MAILING ADDRESS 585 N. Main Street, Cedar City, UT 84721

DAY TIME PHONE 435-586-4408 CELL 435-559-0219

PROPERTY OWNER Enoch City

SUBDIVISION NAME _____

PROJECT ADDRESS Garden Park, 655 E. Blue Sky Drive

SIGNATURE OF APPLICANT 

I/we desire the following request to be considered at the next Enoch City Council meeting on Wednesday September 2nd, 2015.

Representing the Utah Department of Natural Resources, and the Enoch City Tree Committee, my desire is to explain the opportunity to apply for grant money in order to plant trees at garden park.

Staff Approval _____ Public Works Approval _____
(if applicable) (if applicable)

Enoch City Tree Committee's Request to Allocate Funds

The Enoch Tree Committee in partnership with the Division of Forestry, Fire and State Lands (FFSL) are working to secure funds for tree planting by applying for this year's Community Forestry Partnership Grant.

Partnership Grant Explained:

This Grant is provided by the Utah FFSL, it may be applied for by various groups or organizations, especially Tree City USA communities. Awards may be anywhere in the range from a minimum of \$1,000 to a maximum of \$8,000.

The Grant is a matching grant, meaning that whatever funds are awarded need to be matched by the recipient. Matching funds can be in the form of volunteer labor (at rate of \$22.55 per hour), inmate labor, donations, or cash expenditures.

Once awarded, the grant operates in a reimbursement fashion, meaning that goods or services must be paid for upfront by the recipient. As soon as money is spent, receipts may be submitted for reimbursement up to the awarded amount.

Enoch Tree Committee Plan:

The tree committee is seeking pre-approval for the future allocation of \$2500 from the general fund to cover upfront project costs. ***This money will be reimbursed before May 27, 2016.*** As for the "matching" portion of grant funds, the entire \$2500 will be matched with 111* volunteer 'man-hours', and/or a combination of charitable donations and volunteer hours ($\$2500 \div \$22.55/\text{hr} = 110.86 \text{ hr}$).

EXAMPLE:

- **Submit Grant Application - September 2015**
 - Request \$2500 to plant low maintenance trees and shrubs at Garden Park, and provide for necessary infrastructure development (drip irrigation, mulch, etc.)
- **Grant Awarded (or denied) - October 2015**
 - Receive the 'go ahead' or 'try again next time' from the FFSL board
- **Money & Match Spent, Project Completed - October/November 2015 OR March/April 2016**
 - Money spent from general fund for upfront costs of materials
 - Matching volunteer hours (or donations) used to complete project
 - Project completed and park space beautified
- **Reimbursement - approximately one month after completion of project.**
 - After project completion, receipts & report submitted to FFSL
 - Check sent out 2-4 weeks later

Conclusion:

Thank you for your consideration and progressive thinking in supporting the valuable and important resource that is Enoch's urban forest. More information on the partnership grant can be found here: <http://ffsl.utah.gov/index.php/forestry/urban-and-community-forestry/urban-community-forestry-grants> Questions related to any aspect of this request, including more details regarding the project itself will be gladly answered at the City Council Meeting on Wednesday September 2nd. In the meantime, urgent questions or concerns can be addressed to: joleneeclee@gmail.com or danielallen@utah.gov.

Item #	Item Description	Model #	Serial #	Est. Value
<u>Public Works</u>				
1	<u>Cemetery House 1558 East</u> <u>Sunrise Drive</u>			
2	1989 Volvo Roll Off Truck			
3	1985 Ford 10 Wheeler			
4	1985 Compressor			
5	Mower, John Deere	F932		
6	Drill Press, Wells Index			
<u>Office</u>				
7	<u>Brother Printer</u>	HL-5250DN	U61444K5J139980	\$75.00
8	<u>Martin Yale Folder</u>	7200	101142	\$150.00
<u>Police Department</u>				
9	<u>RCA VCR/DVD Recorder</u>	DRC8335		\$100.00
10	<u>Panasonic DVD Recorder</u>	DMR-EA18		\$100.00
11	<u>Sony Hi8 Video Camera</u>	CCD-TRV608-NTSC		\$40.00
12	<u>RCA 13" Television</u>	E13342		\$30.00
13	<u>Dell Inkjet Printer</u>	ON5819		\$10.00
14	iPhone 4s and charger			
15	iPhone 4 w/o charger			
16	iPhone 4 and charger			
17	iPhone 4s and charger	cracked screen		
18	iPhone 5 and charger			

Additional

Parcel# A-0780-0000-000F-01

46k lbs. 14' Box, Bad Drive Axle
 Rotary Air Cooled, 250 cfm, 100 psi
 Deck gone, plow on front
 Commercial

Signs were addressed in two places in the Code. In the last meeting the Council indicated you would like to consider deleting 10-449 entirely. In Chapter 8-300 we suggest deleting the portion regarding signs and retaining the other clauses.

~~10-449. HANDBILLS AND POSTERS.~~

~~A. It shall be unlawful to distribute indiscriminately to the public by leaving at houses or residences in the municipality any cards, circulars, handbills, samples or merchandise, or any advertising matter whatsoever without having first secured a permit therefore. This section shall not be construed to apply to the sale of articles by licensed peddlers.~~

~~B. Applications for such permit shall be made to the recorder/clerk and shall contain a statement of the nature of the article, cards or advertisement to be distributed, the name of the applicant and the name of the manufacturer or distributor of such article or service advertised.~~

~~C. Licenses shall be issued only to person of good character. The chief of police shall make or cause to be made an investigation into the character of each applicant and shall report the results thereof to the recorder/clerk before any such license is issued. (Rev.8-5-15)~~

CHAPTER 8-300. PUBLIC PARKS AND GROUNDS.

8-309. MERCHANDISING, ADVERTISING AND SIGNS.

A. Vending and Peddling. It shall be unlawful for any person to offer for sale any article or thing; nor shall any person place any stand, cart or vehicle for the transportation, sale or display of any such article or thing. Exception is made to any person or special event acting by and under the authority and regulation of the City.

B. Advertising. It shall be unlawful for any person to announce, advertise, or call the public attention in any way to any article or service for sale or hire without prior approval of the City.

~~**C. Signs.** It shall be unlawful for any person to paste or otherwise post any sign, advertisement or inscription whatsoever without prior approval of the City, and in areas designated for such purpose; nor shall any person erect or cause to be erected any sign whatever on any public lands or highways or roads adjacent to a park.~~

**ENOCH CITY CORPORATION
ORDINANCE NO. 2015-08-05-A**

**AN ORDINANCE AMENDING THE ENOCH CITY CODE OF REVISED
ORDINANCES, CHAPTER 10-449 AND CHAPTER 8-300 REGARDING SIGNS ON
PUBLIC PROPERTY**

WHEREAS, the City Council is granted authority to regulate the posting of signs within the City; and

WHEREAS, the Enoch City Council has determined that there is compelling public interest in allowing signs informing its citizens of election candidates and ballot measures; and,

WHEREAS, the current City ordinance related to the posting of campaign and political signs does not meet that compelling interest;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of Enoch City that the wording of the Enoch City Code of Revised Ordinances, Chapter 10-449 will be deleted entirely and Chapter 8-300 will be amended as follows:

8-309. MERCHANDISING, ADVERTISING AND SIGNS.

A. Vending and Peddling. It shall be unlawful for any person to offer for sale any article or thing; nor shall any person place any stand, cart or vehicle for the transportation, sale or display of any such article or thing. Exception is made to any person or special event acting by and under the authority and regulation of the City.

B. Advertising. It shall be unlawful for any person to announce, advertise, or call the public attention in any way to any article or service for sale or hire without prior approval of the City.

This Ordinance was voted upon and passed by the Enoch City Council at a special City Council meeting held on the 2nd day of September 2015. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 2nd day of September 2015

ENOCH CITY CORPORATION

Robert A. Rasmussen, Mayor

VOTING:

Destry Griffiths	Yea	___	Nay	___
Steve Johnson	Yea	___	Nay	___
Kirk Lovell	Yea	___	Nay	___
Mike Olenlager	Yea	___	Nay	___
Gary Wilcken	Yea	___	Nay	___

ATTEST:

SEAL:

Julie Watson, City Recorder

**ENOCK CITY CORPORATION
ORDINANCE NO. 2015-08-05-B**

**AN ORDINANCE AMENDING THE ENOCK CITY ZONING ORDINANCE, CHAPTERS 17
AND 18 TO FURTHER DEFINE REQUIREMENTS IN COMMERCIAL ZONES**

WHEREAS, the Enoch City Economic Development Committee reviewed the Enoch City Zoning Ordinance regarding commercial zones and made recommendations to the Planning Commission to enhance the further define requirements for commercial businesses; and

WHEREAS, the Enoch City Planning Commission reviewed the changes to the Zoning Ordinance in regard to commercial zones; and

WHEREAS, the Enoch City Planning Commission held a public hearing on July 14, 2015 as required by State law; and

WHEREAS, the Enoch City Planning Commission did make a favorable recommendation to the Enoch City Council regarding adopting the changes to the Enoch City Zoning Ordinance; and

WHEREAS, it is in the best interests of future commercial development in Enoch City and the health, safety, and general welfare of its citizens to adopt this Ordinance:

NOW THEREFORE BE IT ORDAINED, by the governing body of Enoch City, Utah that the language in the Enoch City Zoning Ordinance, Chapters 17 and 18 be amended to read as follows:

CHAPTER 17. COMMERCIAL ZONES

17-1 DESIGNATION OF COMMERCIAL ZONES. The following commercial zones are established for the purposes stated:

1. Neighborhood Commercial Zone (N-C).

A. The purpose of the Neighborhood Commercial zone (N-C) is to provide areas in appropriate locations where convenience-buying outlets may be established to serve surrounding residential neighborhoods. The regulations of this district are designed to promote a combination of retail and service facilities, which in character and scale are necessary to meet day-to-day needs of area residents. Inasmuch as this zone is usually surrounded by dwellings, it is intended that residential amenities be maintained insofar as possible.

B. Landscape. Landscaping shall be installed in such a way that it enhances the built environment and creates an aesthetically pleasing site. The following standards shall apply to new development and renovations of commercial properties within Enoch City:

1. The street facing property will be fully landscaped, except for parking, walking ways, and utilities.

2. In N-C zones, at least twenty percent (20%) of the lot area shall be maintained as landscaped area. At least half of that landscaped area shall be in the form of live trees, shrubs or ground cover including decorative rock. Where feasible, a landscaped area adjacent to the public street shall be

provided and planted with trees. A landscape plan shall be submitted to the Design Review Committee for review and approval prior to issuance of building permits.

3. In addition to the twenty percent (20%) landscaping required on the private lot area, all road rights of way not utilized for pavement, curb or sidewalk shall be planted and maintained as landscaped area. Drought resistant landscaping is encouraged.

4. Where a commercial zone borders a residential zone and there is not a street for a divider between the two zones, a six-foot high masonry wall or other approved fencing material will be required along the adjoining property line.

C. Signs and Lighting.

1. Signs shall be carefully oriented so that light emitted from a sign or group of signs is not a traffic hazard, obtrusive, or a nuisance to adjacent properties, particularly residential.

2. Signs with exterior illumination must have luminary devices shielded and screened from public view and directed to avoid light spill from the affected sign(s).

3. Lighting will be front lit from underground source or above ground which are hidden from view through landscaping.

D. Parking. At the time any commercial building or structure is erected or enlarged or increased in capacity or any use is established or changed, there shall be provided off-street parking spaces for automobiles in accordance with the following requirements.

1. The dimensions of each off-street parking space shall be at least nine (9) feet by twenty (20) feet for diagonal or ninety-degree spaces; or nine (9) feet by twenty-two (22) feet for parallel spaces, exclusive of access drives or aisles.

2. One-way driveways shall be a minimum of twelve (12) feet in width.

3. Two-way driveways shall be a minimum of twenty-five (25) feet in width.

4. All garages and carport spaces shall be set back a minimum of eighteen (18) feet from the access drive serving them.

5. For parking space quantities, see Chapter 4 herein.

E. Building. In order to create development that is harmonious with surrounding residential uses, all developments located within the Neighborhood Commercial (N-C) Zone shall be designed using architectural features that are compatible with residential architecture.

1. Rooflines shall be pitched in a manner that mimics residential roof lines.

2. Architectural design should resemble residential features to the greatest extent possible.

3. It must match the building materials adjacent to the neighborhood.

F. Storage of Merchandise. The storage of merchandise outside an approved building shall be in an area approved as part of the site plan and shall be within an area enclosed with a sight obscuring fence of at

least six feet in height; provided, however, that promotional displays, vehicle sales lots, and plant materials may be displayed outside of an approved building or enclosed area so long as they are placed appurtenant to a building wherein the business displays the bulk of its goods for sale. This subsection shall not apply to the sale of seasonal items such as pumpkins or Christmas trees. Landscaped areas shall not be used for the displaying of merchandise. Commercial trash dumpsters shall be kept within the sight obscuring fencing.

G. No excessive dust, offensive odor, smoke, intermittent light, or noise shall be emitted which is discernible beyond the zone boundary lines, except that which emanates from the movement of motor vehicles. Premises shall be maintained in such a manner so as to avoid unreasonable interference with adjacent uses and to avoid public nuisances.

H. Property is to be maintained in good order. Only licensed vehicles may be outside of a sight obscuring fence.

2. Community Commercial Zone (C-C).

The purpose of the Community Commercial zone (C-C) is to provide an area within the City where a wide variety of goods and services can be provided. Location criteria for Community Commercial uses are: access to arterial streets, preferably at intersections with collector and arterial streets; moderate to large sized sites; public water and sewer service; environmental features such as soils and topography suitable for compact development; and adequate buffering by physical features or adjacent uses to protect nearby residential development.

A. Special Provisions: All storage, except vehicles in running order, shall be enclosed within a building or within a site-obscuring fence at least six (6) feet in height.

B. Building Design. Design Review will consider the following:

1. Façade
2. Height and Roofline
3. Primary materials
4. Pedestrian Access
5. Site Design/Building Placement

C. Landscaping

1. At least 20% of any development site shall be devoted to landscaping exclusive of park strips, walkways, and main structure. Additional landscaping should be provided as needed to achieve compatibility between differing, adjacent land uses such as residential and commercial.

2. Outdoor amenities are required for every development on a site with a combined building floor area totaling 20,000 SF or greater. Outdoor amenities are designed for pedestrians and create plazas or other focal points that are inviting to site patrons. These amenities shall be located near entrances or other focal points within the development where they will be convenient and comfortable for users. Restaurants and other similar uses are encouraged to provide additional outdoor seating areas for their patrons, but shall not include these areas as an outdoor amenity if restricted to only paying customers. Outdoor amenities may include the following:

- a. Seating areas including patios, decks, porches, benches, tables, and pergolas;
- b. Water features;
- c. Garden areas designed for active use.

3. Landscaping shall be integrated into the design, placement, and enhancement of pedestrian plazas, sitting areas, walkways, flag poles, and signs. This may be accomplished by giving special attention to any plantings immediately adjacent to pedestrian areas and walkways. This landscaping shall not overgrow or impede pedestrian areas but rather allow for detail and aesthetics more amenable to pedestrians.

4. Vegetative ground cover or decorative rock shall be encouraged for at least 20% of a development site's frontage along any public right-of-way and in required landscape areas between a building and the park strip not including sidewalks, trails, and entry points. Vegetation adjacent to roadways shall not be more than 3 feet in height and shall not impede the view of oncoming traffic.

5. Drought resistant shrubs and trees shall be encouraged wherever possible in conjunction with efficient low water use irrigation systems.

D. Lighting

1. Carefully planned lighting schemes shall have the effect of creating safe environments for pedestrians and motorists. Lighting shall also be considered an integral design element which adds to the overall site plan and building design.

2. Lighting schemes should include coordinating parking, wall, and pedestrian scaled fixtures which compliment building architecture and site features.

3. Sensitively placed low-light landscape lighting that highlights a site's desirable features is encouraged.

3. Regional Commercial Zone (R-C)

The purpose of this zone is to establish areas for commercial uses that serve the community, the region and the traveling public. Development within this zone should be designed in a manner that presents a favorable image of the City and is encouraged to be developed in large, well-planned and cohesive projects rather than smaller, segmented projects.

A. Building Design

To provide standards upon which developers, architects, engineers, planners and other designers may depend when planning the creation of commercial projects to ensure that such are beneficial to all. New development shall be designed to incorporate quality, aesthetically pleasing, workable methods and materials that contribute to the betterment of Enoch City. It is intended that such standards encourage commercial activity and, at the same time, contribute to the general prosperity of Enoch City and its residents.

B. Landscaping

1. At least 20% of any development site shall be devoted to landscaping exclusive of park strips and walkways. Additional landscaping should be provided as needed to achieve compatibility between differing, adjacent land uses such as residential and commercial.

2. Outdoor amenities are required for every development on a site with a combined building floor area totaling 20,000 SF or greater. Outdoor amenities are designed for pedestrians and create plazas or other focal points that are inviting to site patrons. These amenities shall be located near entrances or other focal points within the development where they will be convenient and comfortable for users. Restaurants and other similar uses are encouraged to provide additional outdoor seating areas for their patrons, but shall not include these areas as an outdoor amenity if restricted to only paying customers. Outdoor amenities may include the following:

- a. seating areas including patios, decks, porches, benches, tables, and pergolas;
- b. water features;
- c. garden areas designed for active use.

3. Landscaping shall be integrated into the design, placement, and enhancement of pedestrian plazas, sitting areas, walkways, flag poles, and signs. This may be accomplished by giving special attention to any plantings immediately adjacent to pedestrian areas and walkways. This landscaping shall not overgrow or impede pedestrian areas but rather allow for detail and aesthetics more amenable to pedestrians.

4. Vegetative ground cover or decorative rock shall be encouraged for at least 20% of a development site's frontage along any public right-of-way and in required landscape areas between a building and the park strip not including sidewalks, trails, and entry points. Vegetation adjacent to roadways shall not be more than 3 feet in height and shall not impede the view of oncoming traffic.

5. Drought resistant shrubs and trees shall be encouraged wherever possible in conjunction with efficient low water use irrigation systems.

6. Major internal circulation roadways that provide access from the public right-of-way or between buildings on the same site shall be separated from parking areas using curb and gutter and a combination of any of the following methods:

- a. landscaping
- b. pedestrian walkways; or
- c. lighting.

C. Lighting

1. Carefully planned lighting schemes shall have the effect of creating safe environments for pedestrians and motorists. Lighting shall also be considered an integral design element which adds to the overall site plan and building design.

2. Lighting schemes should include coordinating parking, wall, and pedestrian scaled fixtures which compliment building architecture and site features.

3. Sensitively placed low-light landscape lighting that highlights a site's desirable features is encouraged.

4. RESEARCH/INDUSTRIAL PARK ZONE (R/I-P)

The Research/Industrial Park Zone (R/I-P) is established to provide a clean, attractive and nuisance free location for corporate offices, light assembly, accessory warehouse development and larger scale public

facilities. Examples of the activities that may be allowed include corporate offices, laboratories and research facilities, medical and dental clinics, professional and vocational schools, government offices and medical research facilities. The R/I-P district requires buildings to be located in a park-like campus setting with landscaping and consideration of building design and siting to create an attractive and desirable environment for larger scale corporate and public uses. The R/I-P Zone is also to provide for and encourage the development of well-planned and designed technological and manufacturing parks. These areas are characterized by uses such as research, development, manufacturing, fabrication, processing, storage, warehousing and wholesale distribution. These areas are to be located in proximity to adequate transportation facilities and infrastructure so that the needs of these users may be met in an efficient manner with consideration to adjoining uses.

A. Lot Area requirements: No requirements, except that an area sufficient to accommodate setback, off-street parking, loading and unloading and vehicular access shall be provided and maintained.

B. Lot Width Requirements: No requirements

C. Building Setback Requirements:

1. Side Setback: Any building adjacent to a street right-of-way shall be set back 15 feet there from. No other side setback shall be required for buildings having fire resistive walls in compliance with the Building Code, except that all buildings adjacent to a lot zoned residential shall be set back at least (20) feet from the lot line of the adjacent residential property.

2. Front Setback: The front setback shall be fifteen (15) feet from the front lot line.

3. Rear Setback: No rear setback shall be required for buildings having fire resistant walls in compliance with the building code, except that all buildings adjacent to a lot zoned residential shall be set back at least (20) feet from the lot line of the adjacent residential property.

4. Non Fire Resistant Building Setbacks: For non-fire resistant buildings, regulations as contained in said Building Code shall apply, except all buildings and structures, including but not limited to gasoline pumps, shall be set back at least (15) feet from the street right-of-way line.

D. Height requirements: No requirements.

E. Size of Buildings: No requirements

F. Special Provisions: All storage, except vehicles in running order, shall be enclosed within a building or within a site-obscuring fence at least six (6) feet in height.

CHAPTER 18. ADMINISTRATIVE AND PROFESSIONAL OFFICE ZONE

(P-O)

18-1 PURPOSE. The purpose of this zone is to provide appropriate locations for the development of administrative and professional offices and related uses.

18-2 PERMITTED USES. The following listing is not intended to be all-inclusive, but rather, indicative of uses permitted in the zone:

1. Community Center
2. Commercial Parking Structure
3. Medical/Dental Clinic
4. Administrative, executive, and professional offices
5. Pharmacy
6. Educational

18-5 AREA, WIDTH AND YARD REQUIREMENTS. The area, width and yard requirements are as follows:

Minimum Area None

Minimum Lot Width None

Minimum Yard Setbacks Front = 20 ft. Side = 10 ft. Rear = 10 ft.

Setbacks must meet setback of adjacent zone when such setback is greater than normally required by this zone. Front setback is measured from any street side property line (i.e., corner lot would have 2 front setbacks)

8-6 SITE DEVELOPMENT STANDARDS.

1. Landscaping. At least twenty percent (20%) of the private lot area shall be developed and maintained as landscaped area. At least half of that landscaped area shall be in the form of live trees, shrubs or ground cover. Where feasible, the landscaped area shall be in front adjacent to the public road right of way. In addition to the twenty percent (20%) landscaping required on the private lot area, all road rights of way not utilized for roads, curbs, sidewalks or driveways shall be maintained as landscape areas. A landscape plan shall be submitted to the Design Review Committee for review and approval prior to issuance of building permits.

2. Fencing. Except in the front setback area, a six (6) foot solid fence or wall shall be placed along a boundary line with any residential zone.

18-7 SIGNS.

1. Business signs. A business sign is not to exceed a total of one (1) square foot of sign for each one (1) linear foot of business building frontage; no such sign to exceed fifty (50) square feet in area and not more than three (3) signs for any one business; all such signs to be flat wall or free standing signs; no such sign to be revolving or to have flashing or intermittent lighting.

2. The following signs are subject to these limitations. All such signs shall be flat wall signs or pole signs, but no such sign shall project above the eaves or parapet wall of the building on the premises to which it is attached. The maximum sign area may be used in not more than three (3) signs.

a. Development sign. A maximum sign area of 64 square feet on Highway 91 and Minersville Highway; a maximum sign area of 40 square feet in any other area

b. Civic sign. A maximum sign area of 14 square feet.

c. Real Estate sign. A maximum sign area of 16 square feet.

(3) Off-premise (billboard) signs. Off-premise signs shall not be permitted except under the following conditions.

a. Off-premise signs shall be permitted along Interstate 15 within the Enoch City limits upon properly zoned districts and lying with a corridor extending 500 450 feet on each side of the centerline of said Interstate 15.

b. No off-premise sign may be located on Interstate 15 within 600 feet of an interchange, or intersection at grade, or rest area, measured along Interstate 15 from the sign to the nearest point of the beginning or ending of pavement widening at the exit from or entrance to the main traveled way.

c. No off-premise sign shall be located closer than 600 feet to another off-premise sign.

d. No off-premise sign shall be larger than 700 square feet, nor shall any off-premise sign be higher than 50 feet above the freeway or more than 70 feet above adjacent ground level.

e. All off-premise signs under this provision require a building permit from the Enoch City building department.

f. No off-premise sign shall overhang adjacent property.

NOW, THEREFORE BE IT ORDAINED by the Mayor and City Council of Enoch Utah that this ordinance shall take effect upon its passage by a majority vote of the Enoch City Council. A motion for approval of this Ordinance was made, voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 5th day of August 2015. This ordinance shall become effective immediately upon signing by the Mayor and City Recorder.

DATED this 5th day of August 2015

VOTING:

ENOCH CITY CORPORATION

Robert A. Rasmussen, Mayor

Council Member Griffiths	Aye_____	Nay_____
Council Member Johnson	Aye_____	Nay_____
Council Member Lovell	Aye_____	Nay_____
Council Member Olenslager	Aye_____	Nay_____
Council Member Wilcken	Aye_____	Nay_____

ATTEST:

SEAL:

Julie Watson, City Recorder